



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, AUGUST 2, 2007  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
  - A. Approval of minutes from the **workshop** and **regular** meetings on July 19, 2007.**
  - B. CONSIDERATION – Final Plat **FP07-17** (**Drawing**)** **R. Haynes**  
*Proposed final plat of Stanford Subdivision, being 5.25 acres of land out of Stephen F. Austin League, A-63 located at 2307 Tabor Road in Bryan, Brazos County, Texas.*
  - C. CONSIDERATION – Final Plat **FP07-20** (**Drawing**)** **M. Zimmermann**  
*Proposed final plat of Tara Ridge Subdivision, being 0.686 acres of land Moses Baine League, A-3 located at 3701 Tabor Road in Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF RESUBDIVISION (Commission has final approval; appeals may be directed to City Council.)**

- 5. PUBLIC HEARING/CONSIDERATION – Replat **RP07-15** (**Drawing**)** **J. Fulgham**  
*Proposed replat of Lot 3 in Block 2 of First Bank Galleria Subdivision into Lots 3R and 4R on 5.228 acres of land located at the corner of East 29<sup>th</sup> Street and Barak Lane in Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF VARIANCE (Commission has final approval; appeals may be directed to City Council.)**

- 6. PUBLIC HEARING/CONSIDERATION – Planning Variance **PV07-35**** **R. Haynes**  
*A request to allow a 1.7 foot variance to the minimum 5 foot side setback requirement to correct a construction error on a residential lot located at 2105 Craftwood in the Cottage Grove Subdivision, Block 1, Lot 7 of Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF CONDITIONAL USE PERMIT (Commission has final approval; appeals may be directed to City Council.)**

- 7. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit [CU07-08](#) M. Zimmermann**  
*A request for approval of a conditional use permit to allow 12 lots in a Residential District – 5000 (RD-5) to be developed with zero lot line (patio) homes on 7.564 acres in the proposed Briar Meadows Creek Subdivision – Phase 2 located between Broadmoor and Red River Drives in central Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)**

- 8. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-33](#) M. Zimmermann**  
*A request to change the zoning classification from Residential District – 5000 (RD-5) to Retail District (C-2) for 8.15 acres of land out of the T.J Wooten Survey, A-59 located at the northeast corner of West Villa Maria and Jones Road in Bryan, Brazos County, Texas.*

**REQUESTS RELATED TO 6.4 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF BOONVILLE ROAD (F.M. 158) AND COPPERFIELD DRIVE IN BRYAN, BRAZOS COUNTY, TEXAS (Commission has final approval regarding planning exception; appeals may be directed to City Council. Commission makes recommendation regarding rezoning; City Council has final approval.)**

- 9. PUBLIC HEARING/CONSIDERATION – Planning Exception [PE07-02](#) M. Zimmermann**  
*A request for approval of an exception from standards of the Subdivision Ordinance requiring lots to have frontage on a public street, to allow creation of five new nonresidential lots each of which is planned to have no frontage on a public street on 6.4 acres of land in the J.W. Scott Survey, A-49 located at the southeast corner of Boonville Road (F.M. 158) and Copperfield Drive in Bryan, Brazos County, Texas.*

- 10. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-28](#) M. Zimmermann**  
*A request to change the zoning classification from Retail District (C-2) to Office District (C-1) for the south 2.571 acres out of a 6.4-acre tract in the J.W. Scott Survey, A-49 located at the southeast corner of Boonville Road (F.M. 158) and Copperfield Drive in Bryan, Brazos County, Texas.*

**11. COMMISSION CONCERNS**

**12. ADJOURN**

**FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.**